

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

APRIL 8, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, April 22, 2008 at 5:30 and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

MOUNT HOPE DEVELOPMENT, LLC: 72 Pleasant Street & 2, 4 & 8 McCann Place, Lots 191, 195, 196 & 439 on the Tax Assessor's Plat 8 located in a Residential R-3 Zone; to be relieved from Section 204.2 in the proposed construction of a new 26' x 40' single-family dwelling on each of these existing lots. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. In this

instance, both lots are substandard in size, each containing 3,938 square feet of land area, and are recorded under the same ownership.

The applicant is requesting a dimensional variance in order to retain the lots separately in order to construct a single-family dwelling on each of the aforementioned lots. Lots 191 & 196 each contain approximately 3,200 square feet of land area, lot 195 contains 3,120 square feet of land area and lot 439 contains 3,379 square feet of land area.

STEVEN MERESI (OWNER OF LOTS 405 & 406) AND PETER CARVAHAL (OWNER OF LOT 403) AND STEVEN MERESI, APPLICANT: 135-137, 143 & 149 Ridge Street, Lots 403, 405 & 406 on the Tax Assessor's Plat 33 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 57.1, 304 and 425 in the proposed construction of two new additions to the existing bakery that would also include a café. One single-story addition, 25'4" x 22', would be constructed at the northeast corner of the existing building and a second single-story addition, 40' x 16' would be constructed at the southerly corner of the building on a 640 square foot parcel of land that would be subtracted from Lot 403 (149 Ridge St.). Lot 403 would be reduced in land area from 5,541 square feet to 4,901 square feet of land area upon which the existing three-family structure (nonconforming by dimension, lot area) would remain unchanged, however this lot would have a reduction in land area and frontage. The applicant further proposes to merge the 640 square feet of land subtracted from Lot 403 into Lots 405 and 406 (135-137 &

143 Ridge St.). Currently the existing bakery building sits on Lot 405, Lot 406 is vacant of structures and the applicant seeks to merge these lots into one new lot and provide the required parking for the bakery/café. The applicant proposes to meet the landscaping and tree canopy coverage requirements at Section 425.

LESLIE & ELAINE WEISMAN: 34 Old Tannery Road, Lot 59 on the Tax Assessor's Plat 38 located in a Residential R-1 One-Family Zone; to be relieved from Sections 202.4, 304 and 403(E) in the proposed construction of a 23'9" x 10'6" addition to the existing single-car garage (that is attached to the existing single-family dwelling) for an additional vehicle bay, thereby creating a two-car garage. The proposed addition would encroach upon the southerly side yard by 2 inches. The applicant is requesting a dimensional variance from regulations governing the minimum side yard setback for attached garages, and the total side yards required (the aggregate of both side yards). The lot in question contains approximately 7,500 square feet of land area.

THAYER REALTY TRUST, OWNER AND SHARK SUSHI BAR & GRILL, INC., APPLICANT: 275 Thayer Street, Lot 29 on the Tax Assessor's Plat 13 located in a General Commercial C-2 Zone; to be relieved from Section 703.2 in the proposed alteration of two contiguous

commercial spaces combined, to be used as a restaurant. The restaurant use will occupy 2,370 square feet of floor area and is permitted, as of right, in this C-2 district; the applicant is requesting a dimensional variance from regulations governing the parking requirement, whereby the new restaurant required 33 parking spaces, 5 spaces are legal nonconforming, thereby this proposal has a shortfall of 28 parking spaces. The lot in question contains approximately 4,898 square feet of land area.

7:00 P.M.

On March 11, 2008, at the request of the Applicant, the Board continued the following matter for hearing:

ROBERT ESTMAN: 198 Smith Street (corner Holden St.), Lot 411 on the Tax Assessor's Plat 67 located in a General Commercial C-2 Zone; to be relieved from Sections 305 and 703.2 in the proposed use of the existing building as a rooming house, 16 rooms. The existing use of the property (at issue) is a two-family dwelling under Permit No. 1349 issued on June 30, 1936 and Permit No. 1306 issued on July 19, 1939. The property has been used as 9 rooming units for a substantial period of time pursuant to documentation submitted by the applicant.

Temporary lodging is permitted within this C-2 district, however a dimensional variance is sought because this proposal does not meet the lot area per rooming unit requirement, which is 750 square feet of land area per unit or 6,400 square feet. The lot in question contains

approximately 3,606 square feet of land area. Further, the applicant seeks relief from the parking requirement, whereby, 16 parking spaces are required; the subject property has no open space available for on-site parking.

MANTON REALTY, LLC: 12 Manton Court, Lot 408 on the Tax Assessor's Plat 34 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 304 and 704.2(C) in the proposed subdivision of lot 408 into two new lots. One new lot would contain 8,090.40 square feet of land area upon which a new 47' x 26' two-family structure would be constructed at the westerly side of the parcel and a second new lot containing 8,048.32 square feet of land area would be created upon which a new 47' x 26' two-family structure would be constructed at the easterly side of the parcel. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot width and frontage, whereby each newly created lot would have approximately 25 feet of frontage instead of the required 50 foot obverse. Further relief is requested from the rear yard paving restriction for the new easterly lot. The lot

in question contains approximately 16,139 square feet of land area.

CHARLESGATE PARK AFFORDABLE HOUSING, OWNER AND METRO PCS MASSACHUSETTS, LLC, APPLICANT: 369 Montgomery Avenue, Lot 882 on the Tax Assessor's Plat 59 located in a Residential R-2 Two-Family Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 65.1 in the proposed installation of six (6) panel antennas, façade mounted, to the exterior walls of the existing structure being utilized as a multi-family residential use for the elderly and physically challenged. The lot in question contains approximately 54,854 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES

DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**